

Town Board Minutes

**Meeting
No. 38**

Special Meeting

December 8, 1999

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A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Senior Citizens Center, 100 Oxford Avenue, Lancaster, New York on the 8th day of December 1999, at 7:00 PM and there were

PRESENT: ROBERT GIZA, SUPERVISOR
 NEIL CONNELLY, COUNCIL MEMBER
 WILLIAM MARYNIEWSKI, COUNCIL MEMBER
 MARK MONTOUR, COUNCIL MEMBER
 DONNA STEMPIAK, COUNCIL MEMBER
 FRANK DE CARLO, PLANNING BOARD MEMBER
 REBECCA ANDERSON, PLANNING BOARD MEMBER
 JOHN GOBER, PLANNING BOARD MEMBER
 DAVID MARRANO, PLANNING BOARD CHAIRMAN
 STEVEN SOCHA, PLANNING BOARD MEMBER
 MELVIN SZYMANSKI, PLANNING BOARD MEMBER
 MILDRED WHITTAKER, PLANNING BOARD MEMBER

ABSENT: NONE

ALSO PRESENT: ROBERT THILL, TOWN CLERK
 RICHARD SHERWOOD, TOWN ATTORNEY

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee under the State Environmental Conservation Law for obtaining public comment regarding the Draft Environmental Impact Statement [DEIS] submitted by NEC Transit/William LLC for a zoning change of approximately 36± acres at the northeast corner of Transit Road and William Street from CMS (Commercial Motor Service) and R-1 (Residential District One) to GB (General Business District).

Mr. Joseph Cippola and Mr. William Szawranskyj, P.E. outlined for those present the scope of the proposed project.

The following persons were heard:

1. Gordon Peterson, 5976 Genesee Street
 - Spoke in favor of the project. Project will create needed jobs to improve local economy.
2. Robert Smaczniak, 1164 Penora Street
 - Spoke in opposition to the project. Very concerned about traffic and a new road next to his property if this project is approved.
3. George Ciancio, 64 Northwood Drive
 - Spoke in opposition to the project. Very concerned about traffic.
4. David Seeger, Attorney, 64 Delaware Avenue
 - Spoke in his capacity as attorney for Citizens Against Retail Sprawl [CARS]. He informed the Review Committee that extensive written comments on the DEIS will be submitted before December 20, 1999 at 10:00 P.M. Commented that this project would result in a five (5) acre strip of land, 105 feet wide, zoned Residential R-1 that could never be used for residential purposes other than one home facing William Street.
5. Frank Sciremammano, 18 Glenhill Drive, Rochester
 - Spoke in his capacity as a retained Environmental Consultant for Citizens Against Retail Sprawl [CARS]. He addressed the DEIS, directly pointing out deficiencies in the document's review in the areas of surface water drainage, noise and traffic.
6. Nando Silenzi, Prospective Resident
 - Spoke in favor of the project.
7. Terry Richard, 105 Northwood Drive
 - Spoke in opposition to the project. He felt that the developer is trying to put too much commercial development in too small an area.
8. Frank Todaro, 66 Northwood Drive
 - Spoke in opposition to the project. Expressed concern about the ability of tractor trailers entering, turning around and leaving the premises in a safe manner.

9. Pat Ciancio, 64 Northwood Drive
 - Spoke in opposition to the project. Concerned about preservation of wetlands and ground water runoff.
10. Jim Kavanagh, 19 Madison Avenue
 - Spoke in favor of the project. Has read everything he could on the project. Felt that the project would be good for tax base and create jobs.
11. Dominic Scardina, 4971 Transit Road
 - Spoke in favor of the project. Reminded the residents of Northwood Village, many of whom are opposed to this project, that the development in which they reside is the result of a rezone of R-1 (Residential District One) property to MFR3 (Multi-family Residential District 3).
12. Lillian George, 5198 William Street
 - Decided not to speak on the DEIS.
13. Donald Symer, 610 Columbia Avenue
 - Expressed concerns about the increase in traffic that would be generated by this project. He also expressed concerns about the negative effect a big box store at this location would have on the re-development of the downtown area of the Village of Lancaster.
14. Jerry Sawyer, 26 Northwood Drive
 - Spoke in opposition to the project. He felt the proposed buffer area is not adequate and that traffic and noise were not adequately addressed in the DEIS.
15. Mark Martzolf, 5305 William Street
 - Spoke in favor of the project. Supports the idea of a buffer area and berm. Pointed out that if the land is developed as presently zoned R-1, all of the trees providing any buffer on the west property line of Northwood Village would be removed.
16. Jack Beilman, 19 Inwood Place
 - Spoke in opposition to the project. He feels that the negatives of the project far out way any possible benefits.
17. Daniel Beutler, 26 Tyler Street
 - Spoke in opposition to the project. Spoke about the proposed Town of Lancaster, Village of Lancaster and Village of Depew Regional Master Plan. He pointed out that 71% of those residents surveyed did not want big box stores in Lancaster.

18. Michael Mazuca, 7 Michael Anthony Lane

Spoke in opposition to the project. Felt that the DEIS did not make appropriate comparisons between developments of comparable size. He is very concerned about traffic and noise.

19. Jerry Caci, 171 Ransom Road

- Spoke in favor of the project. Felt that the project would create needed jobs.

20. Mary Kless, 2055 Como Park Blvd

- Complained that the speakers tonight were not following the rules by speaking only on the DEIS as set forth in the notice of this public hearing.

21. Tony Krupa, 4987 Transit Road

- Spoke in favor of the project.

22. Richard Zarbo, 357 Stony Road

- Spoke in favor of developing Transit Road for commercial use but felt that this project is too big , too intrusive for the land and is in the wrong place.

23. Roy Schneggenburger, 87 Stony Road

- Expressed concerns that this project would kill the re-vitalization of the downtown area of the Village of Lancaster.

24. Joseph McIvor, 91 Eastwood Pkwy

- Spoke in favor of the project. Felt that the Transit Road corridor is for retail and should be developed in that manner.

25. Jason Maier, 28 Michael Anthony Lane

- Spoke in favor of the project. Area needs jobs and assessed valuation to stabilize taxes.

UPON MOTION DULY MADE, SECONDED AND CARRIED, this Public Hearing was closed and adjourned at 8:39 P.M.

Signed Robert P. Thill
Robert P. Thill, Town Clerk